



पंजाब PUNJAB

AG 606382

AFFIDAVIT CUM DECLARATION

I, M/s Malwa Projects Pvt Ltd through its Director Rahul Jain S/o Sh. Satish Kumar R/o #937, Sector-8, Panchkula, duly authorized by the promoter of the project- ESCON PRIMERA PHASE 1 (as depicted in Layout Plan) situated at Village Chhat, Zirakpur, SAS Nagar, Punjab duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the phase-1(one) of project Escon Primera shall be completed by me/promoter is 31.06.2026.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

Substant of this affidavit
ent has been read over to
the Deponent/Executant He/She
has accepted this correct.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

*The Contents of this Affidavit
Document has been read over to
the Deponent/Executant He/She
has accepted this correct.*

Rah.
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

12 SEP 2019

ATTESTED AS IDENTIFIED

NOTARY
(GOV. OF INDIA)
ZIRAKPUR

Rah.
Deponent